

# **CHESTNUTHILL TOWNSHIP PLANNING COMMISSION**

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – April 21, 2010

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, April 21, 2010 at the Township Municipal Building, Rte 715, Brodheadsville, PA by Larry Smith.

**Present:** Dave Gordon, Sherry Harding, Dave Johnson, Larry Smith, Nick Caprioli, Dick Rodenbach, Atty. Tim McManus, Engineer Chris McDermott, David Albright (Township Manager) and Cathy Martinelli (Office Manager).

**Absent:** Matt Connell.

The **Pledge of Allegiance** to the Flag was led by Dick Rodenbach.

**Minutes.** On motion made by Dick Rodenbach, seconded by Nick Caprioli, it was voted to approve the minutes of March 17, 2010 meeting, as distributed. (6-0)

**Submittals.** None.

## **Plan Review.**

**Christman, Mary Estate (formerly Hottenstein, Ester Estate)** (Minor Subdivision) It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Nick Caprioli it was voted to table this plan. (6-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) (**open ended waiver 1/26/07**) (Rev. 1/8/07) (**SEO:** planning module must be updated)

**Regency Plaza.** (Revised Preliminary Plan) Keystone Engineers. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Nick Caprioli it was voted to table this plan tonight. (6-0)(Plan date 3/2/09)(Accepted 3/18/09) (**open ended waiver 5/20/09**) (Rev. 8/4/09, 10/5/09) (**SEO:** under review by the Township Solicitor)

**Murphy, Neal & Shirley** (Minor Subdivision) Robert Beers. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Nick Caprioli it was voted to deny this plan, unless a waiver is received prior to 5/17/10. (6-0) (Plan date 7/29/09) **(90-day review ends 5/17/10)** (SEO: testing complete, the planning module does not comply with chapter 93.4a “existing use protection for surface waters” and 93.4(b) (2) (i) “that cost effective and reasonable best management practices for non-point service controls are achieved”)

**Sketch Plan.** None.

**Business from the Planning Commission.** None.

**Planning Module Approval.** None.

**Plans to be Signed.** None.

**Other Business.**

**Skaflestad, Clyde.** (Land Development Plan) George Collura. Mr. Skaflestad was present to ask the Commission to recommend revising his plan to preliminary plan. He does not have the required funding to complete his improvements. On motion made by Dave Johnson, seconded by Nick Caprioli it was voted to recommend amending the plan to preliminary plan. (6-0) (Plan date 3/30/06) **(open ended waiver)**

**Conklin, Charlie. Special exception in a flood plain.** (Linder Engineering) Brick Linder, Engineer and owner Charlie Conklin were present. The commission reviewed the paperwork. The building has been built without proper permits and was built in a flood plain which requires a special exception. A brief discussion ensued, and on motion made by Nick Caprioli, seconded by Dave Johnson it was voted to recommend all items be addressed subject to the Engineer’s comment letter dated 4/21/10. (6-0)

**Public Comment.** None.

**Adjournment.** There being no further business, on motion made by Nick Caprioli, seconded by Dave Johnson it was voted to adjourn at 8:10 p.m. (6-0)

Respectfully submitted,

Cathy A. Martinelli  
Recording Secretary